



**GASCOIGNE
HALMAN**

Roseland Avenue, Didsbury
£850,000.00

THE AREA'S LEADING ESTATE AGENCY



'Roselands' is a unique and rare opportunity to purchase a double fronted detached property on a stunning tree lined road with access to Fog Lane Park and within walking distance to excellent transport links, Didsbury and West Didsbury villages. Benefitting from an array of stunning features such as high ceilings, bay fronted windows and coving and situated on a corner plot with gardens to all three sides.

Property details

- A Spectacular Double Bay Fronted Detached Property
- Occupying a Generous Corner Plot with Gardens to Three Sides and Located on a Highly Sought After Tree Lined Road
- Spacious, Light and Airy Living Room, Bay Fronted Dining Room and Fitted Dining Kitchen
- Three Good Sized Bedrooms and a Stylish Five Piece Bathroom Suite
- Off Road Parking, Detached Garage and a Private Landscaped South Facing Garden
- Close to Excellent Transport Links, Local Amenities and Within Walking Distance to Didsbury and West Didsbury Villages



About this property

Internally the property comprises of a porch leading to a welcoming entrance hallway with under stairs W/C. A stunning and large bay fronted dining room and a separate further bay fronted living room with feature fireplace. A modern fitted dining kitchen with doors overlooking the private South facing garden and access to a garage completes the ground floor.

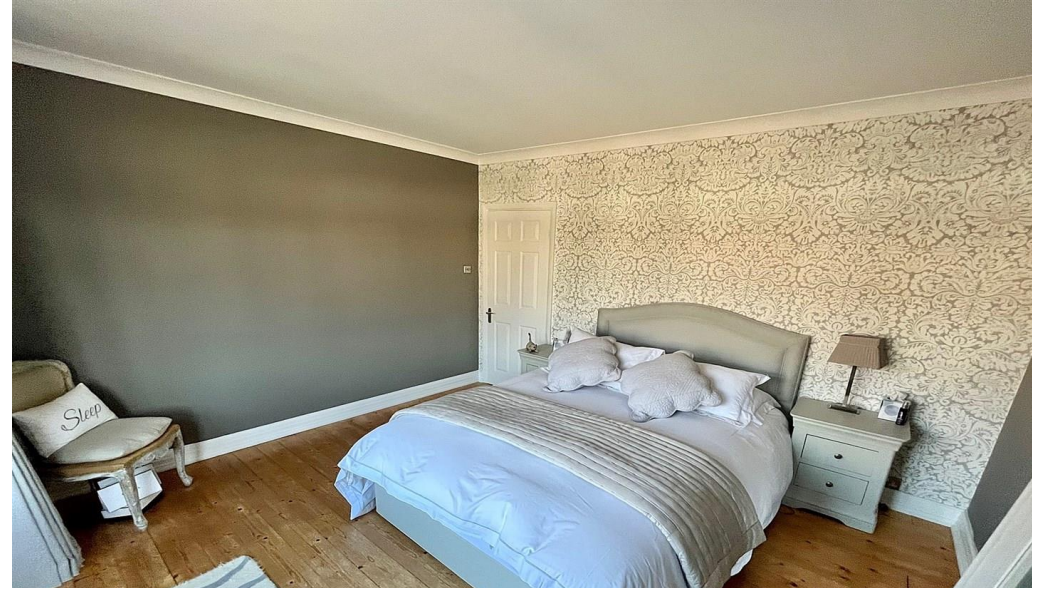
To the first floor there are three good sized double bedrooms, the principle bedroom benefits from a further bay fronted window and built in wardrobes. Bedroom two also boasts a bay fronted window and is light and airy. A stylish five piece bathroom suite complete with plantation shutters serves all three bedrooms.

Externally the property occupies a generous corner plot with gardens to three sides. There is off road parking whilst a secure gate provides access to the rear private and landscaped South facing garden.

Didsbury Village is a vibrant hub, offering a wide range of restaurants, bars and shops. Manchester City Centre is approx. five miles away and is readily accessible via frequent bus services along Kingsway (A34) or Wilmslow Road (A5145). The Trafford Shopping centre is a 15 minute drive away, Manchester Airport is approx. 12 minutes away, and the property is well-placed for access to the national motorway and rail networks. Local schooling is excellent. Didsbury has several primary schools including Beaver Rd Primary School (Ofsted rated Outstanding). The property is close to the bus routes to the City Centre Independent Schools and within the catchment area of Parrs Wood High School.









DIRECTIONS

M20 3QY

COUNCIL TAX BAND

E

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

PRIMARY SOURCE OF HEATING

Ask Agent

PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

PRIMARY SOURCE OF ELECTRICITY

Ask Agent

PRIMARY SOURCE OF WATER

Ask Agent

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

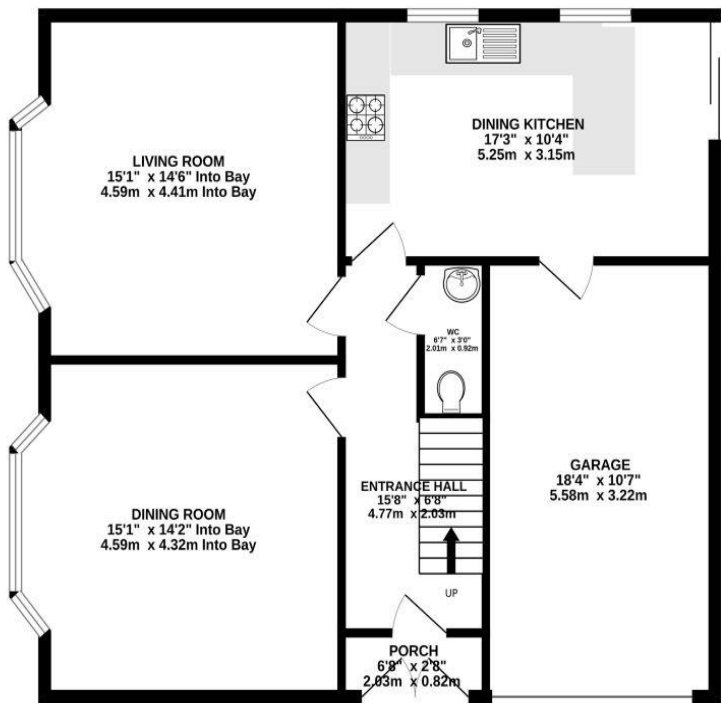
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

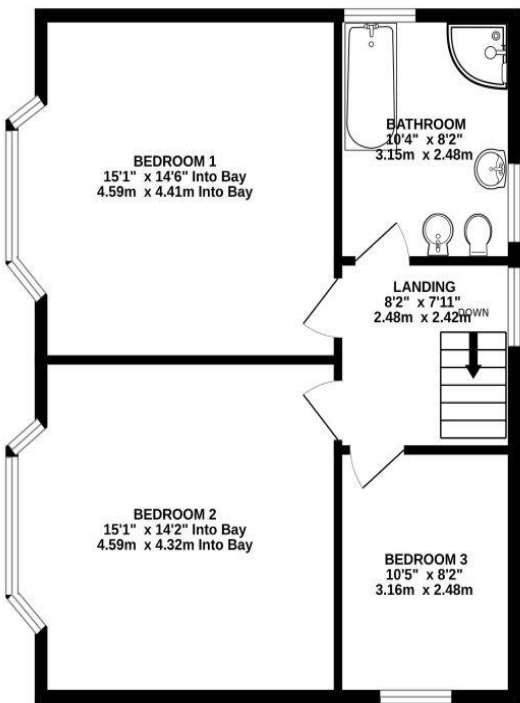
Ask Agent

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GROUND FLOOR
906 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 1551 sq.ft. (144.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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